



## Pembury Road, E5

**OIEO £400,000** Leasehold

### 2 Bedroom Apartment

574 sq ft (approx)

#### Key Features

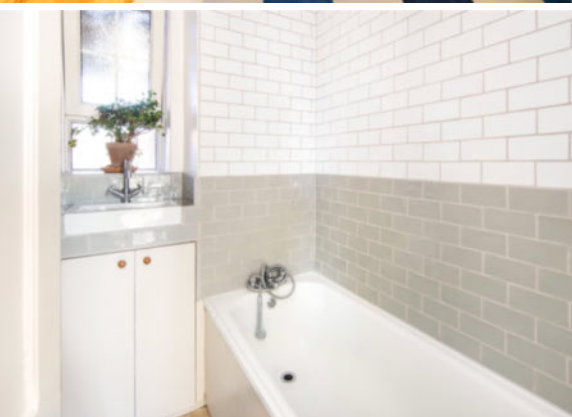
- Stunning Presentation
- Double Glazed Windows
- Contemporary Fittings
- Wooden Flooring
- Sought After Location
- Passenger Lift

### Property Description

Conveniently located is this delightful apartment occupying part of the top floor of this purpose built block with a passenger lift and security entry phone system. Bathed in natural light with extensive storage, wood flooring, double glazing and neutral decor. Composed of an inviting reception hall, a delightful living/entertaining space, striking fitted kitchen with integrated appliances, a modern bathroom, separate w.c. and two double bedrooms. Moments from

ever-changing Lower Clapton Road, Mare Street and next to the glorious open spaces of Hackney Downs. Transport links including Hackney Central and Hackney Downs Overground stations offer swift City and West End access.

Further Material Information available, please request from relevant branch.



## Floorplan

### PEMBURY ROAD E5

Approximate Gross Internal Area  
53.39 m<sup>2</sup> / 574.68 sq<sup>ft</sup>



FOURTH FLOOR

## Council Tax Band: B

## Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Hackney Office

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. In accordance with The Consumer Protection from Unfair Trading Regulations the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only.